

1999-2006

Presentation by Alex Amoroso

November 18th Executive Board Presentation

REVISED SCHEDULE

January 1999	February 1999	March 1999	April 1999	May 1999	June 1999
		Initiate Housing	Housing Methodology	Housing Methodology	Housing Methodology
		Methodology Committee	Committee Meeting	Committee Meeting	Committee Meeting
		Even Board Annroved	April 2 & April 22	May 14	June 4 & June 18
		Exec Board Approves Committee March 18			L& GO comments
		Committee wards to			La GO comments June 17
July 1999	August 1999	September 1999	October 1999	November 1999	December 1999
Exec Board Reviews		September 1999	HCD provides regional	Executive Board approves	
Methodology July 15			housing need numbers	methodology.	90 Day Review Period Degins
Worlddology daily 10			nodding nood namboro	momodology.	(December 1)
			Housing Methodology	ABAG Staff releases the	,
			Committee Meeting	regional numbers	
			to review draft numbers	1100 5 11 4	
			and methodology	HCD Formally Approves Local Share Results	
			Staff Uses Methodology		
			- Draft Local Numbers		
January 2000	February 2000	March 2000	April 2000	May 2000	June 2000
	Deadline for Jurisdictional	ABAG 60 Day Response to	ABAG Response to	Exec Board Approves	· ·
	comments on Regional	Comments Period Begins	Jurisdictional Comments Due	Final Numbers	process of revising
	Allocation Numbers	(March 1)	(April 28)	(May 18)	Housing Elements
	(February 29)				(June 1)
	90 Day Review Period Ends				Appeals process initiated
	(February 29)				(if necessary)
	, , ,				
July 2000	August 2000	September 2000	October 2000	November 2000	December 2000
A BA G Response to	Appeal Hearing(s)				
Appeal, Set Hearing					

The Executive Board Has....

- Approved the Basic Methodology
- Asked ABAG Staff to develop two alternatives for Income Distribution of Housing Need for each Jurisdiction.
 - Alternative #1: 50% Toward the Regional Average
 - Alternative #2: 100% to the Regional Average
- Asked ABAG Staff to collect number of housing units produced in Bay Area jurisdictions between 1988 and 1998.



Negotiations with State Regarding Regional Housing Need

ABAG Projections Model Housing Units

185,823

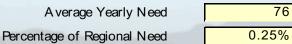
HCD Regional Housing Need
Determination for Region as of
September 1999
310,761

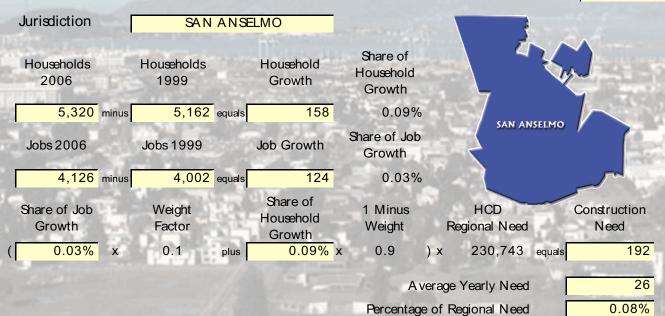
HCD Regional Housing Need Determination for Region after negotiations, as of October 1999 230,743



Methodology Review







Alternative Methods for Income Distribution

		Jurisdiction			PLEA SA N T			
	50% Tow	Alternative 1 ards The Regional	ΙΑν	verage	Alternative 2 100% Towards The Regional Average			
1990 Income Percentage	Income Category	Alternative 1 Income Percentage		Construction Need	Income Category	Income Percentage	Construction Need	
15.6%	Very Low	18.1%		104	Very Low	20.6%	118	
11.3%	Low	11.4%		65	Low	11.6%	66	
22.7%	Moderate	24.3%		139	Moderate	25.9%	148	
50.4%	A bove Moderate	46.1%		264	A bove Moderate	41.9%	240	

		odriadiction		SAN ANSLEWO			
Alternative 1 50% Towards The Regional Average				A Iternative 2 100% Towards The Regional A verage			
	1990 Income Percentage	Income Category	Alternative 1 Income Percentage	Construction Need	Income Category	Income Percentage	Construction Need
	22.8%	Very Low	21.7%	42	Very Low	20.6%	40
	7.2%	Low	9.4%	18	Low	11.6%	22
	25.6%	Moderate	25.8%	49	Moderate	25.9%	50
	44.3%	A bove Moderate	43.1%	83	A bove Moderate	41.9%	80

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Jurisdiction



Staff Requests that the Executive Board take the following Actions.....

- Adopt a final methodology for distribution of numbers to Bay Area jurisdictions by choosing between the two alternatives for income distribution.
- Approve the release of preliminary numbers to the jurisdictions, and initiate the State mandated review schedule.

Next Steps.....

- Release numbers to each jurisdiction (December 1, 1999)
- Initiate the Required 90 Day Jurisdictional Review Period (Begins December 1, 1999-----Ends February 29, 2000)
- ABAG Staff 60 day response to Jurisdictional Comments (Begins March 1, 2000-----Ends April 28, 2000)
- Executive Board Approves Final Numbers at the Scheduled May 18, 2000 Board Meeting
- Appeals Process Initiated (If Necessary---June 1, 2000)

